

NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION:	February 5, 2016
PROJECT NAME/NUMBER:	Grant Place Townhomes / LUA15-000885, PP, PPUD
PROJECT DESCRIPTION:	The applicant is requesting a Preliminary Planned Urban Development and a Preliminary Plat for the construction of a multi-family development containing 36 zero lot line townhomes. The vacant 2.12 acre site is located within the Residential Multi-Family (RMF) zoning classification and the Residential High Density (RHD) land use designation. Environmental 'SEPA' Review was completed on a 36 townhome proposal, in 2007 (LUA07-018). Therefore, additional Environmental 'SEPA' Review is not required. The development would be comprised of 8 separate multi-family residential structures resulting in a density of 22.98 du/ac. The subject site is located on the east side of Grant Ave S just north of S 18th St at 1600 Grant Ave S. Access to the site is proposed via new loop road extended from Grant Ave S. There are no critical areas located on site. The PPUD would be used to vary street, setback, impervious surface, building coverage, and lot standards. The applicant has proposed enhanced open space, pedestrian and vehicular circulation, pedestrian amenities, and landscaping as a public benefit. Studies include a stormwater report, arborist traffic study, and a geotechnical report.
PROJECT LOCATION:	1600 Grant Ave S
PERMITS/REVIEW REQUESTED:	Preliminary Plat,
APPLICANT/PROJECT CONTACT PERSON:	David Vincent, Milbrandt Architects/ 25 Central Way/ Kirkland, WA 98033/ 425-454-7130/ djv@milbrandtarch.com
PUBLIC HEARING:	<u>Public hearing is tentatively scheduled for March 15, 2016 before the Renton Hearing Examiner at 11:00 am,</u> in Renton Council Chambers on the 7th floor of Renton City Hall.

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on February 19, 2016. This matter is also tentatively scheduled for a public hearing on March 15, 2016, at Error! Reference source not found., Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Grant Place Townhomes/ LUA15-000885, PP, PPUD

NAME: _____

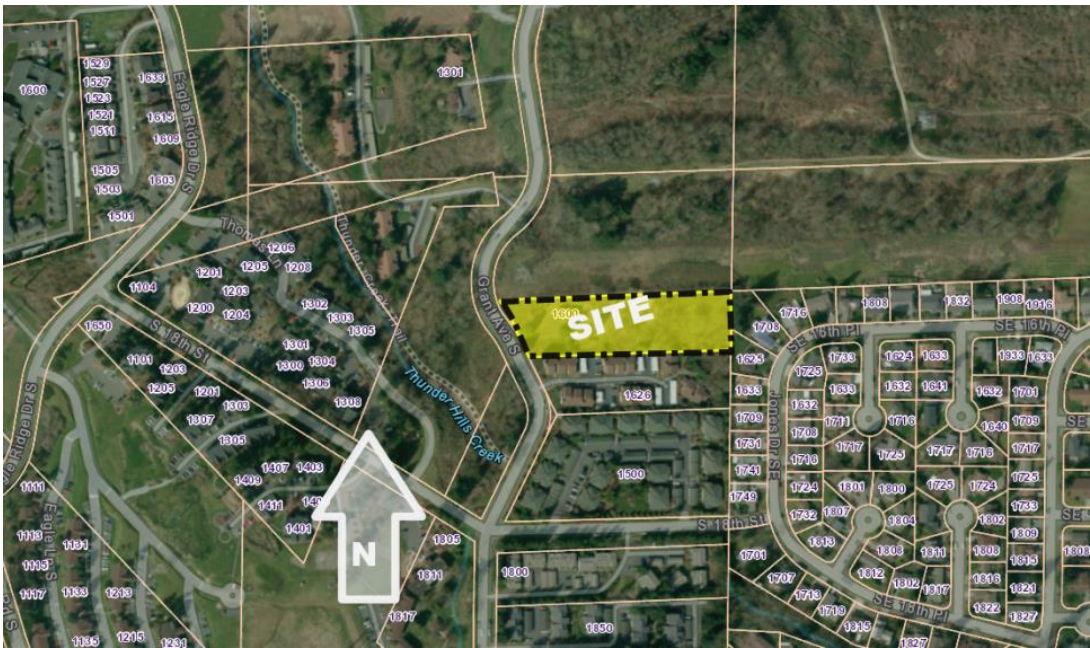
MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION:DECEMBER 28, 2015

NOTICE OF COMPLETE APPLICATION: FEBRUARY 5, 2016



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

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